

REPORT - PLANNING COMMISSION MEETING
July 8, 2004

Project Name and Number: Alameda Residence (PLN2004-00214)

Applicant: Irv Alameda

Proposal: To consider a Planned District minor amendment and a Preliminary Grading Plan for an 8,064 square foot residence, including a detached garage.

Recommended Action: Provide direction to applicant.

Location: Clara Terrace, Lot 7 of Tract 6850 in the Mission San Jose Planning Area

Assessor Parcel Number(s): 525-0285-007-00

Area: 10 acres

Owner: Irv Alameda

Agent of Applicant: Kartik Patel, ARCHevon

Environmental Review: A Mitigated Negative Declaration has been previously prepared and adopted for the Planned District subdivision, which included the anticipated development of this lot.

Existing General Plan: Hill Face Open Space

Existing Zoning: P-96-8

Existing Land Use: Undeveloped

Public Hearing Notice: Public hearing notification is applicable. A total of 34 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Clara Court, Lucy Court, Castro Lane, Canyon Heights Drive, and Pementel Court, among others. The notices to owners and occupants were mailed on June 28, 2004. A Public Hearing Notice was delivered to The Argus on June 23, 2004 to be published by June 28, 2004.

BACKGROUND: On May 28, 1996, the City Council approved P-96-8, a 42-lot single family residential subdivision located east of Mission Boulevard in the Mission San Jose Planning Area. A condition of approval of P-96-8 requires Planning Commission review and approval of the site plan and architecture of the 5 custom residential lots within the Planned District, which includes the subject Lot 7.

At the time of Planned District approval, the custom lots did not include specific designs. However, the slopes of these lots were considered steep and each custom lot identified a building area that contained slopes less than 30 percent for the house site. In addition, due to the steep slope of these custom lots, and because of the potential bulk and massing impacts associated with residences on these visible lots, Condition A-29 was adopted as follows: *"The design of the custom residences (i.e. Lots 6 through 9 and 42) shall be submitted to the Planning Commission for review and approval. Areas of concern to be addressed in the design of residences for these lots are bulk and mass, landscaping, and designing residences to step with the slope of the land."*

A Planned District Minor Amendment (P-96-8C) request was originally presented to the Planning Commission on November 18, 1999 as one custom house on the subject lot, Lot 7 (then owner and applicant John Slater), as well as on an adjoining lot to the north, Lot 6 (Irv Alameda). At that time, staff had recommended denial due to the lack of conformance of the home locations with the original PD approval, and the need for access to the proposed site over constrained lands containing a slope of 30% or more. The Planning Commission commented favorably on the home designs but denied each project, without prejudice. The Commission noted that the houses should be sited at a lower elevation consistent with the original PD approved building area.

The adopted Planned District and Tract Map exhibits identified specific building areas having slopes less than 30 percent. After project denial, the applicant (Irv Alameda) acquired Lot 7 and provided staff with additional topographic survey information for both Lots 6 and 7, which, based on the plans submitted then, indicated slopes in excess of 30 percent within the mid to upper elevations of Lot 7 and over the majority of Lot 6, including the specific building areas identified on each lot in the adopted Planned District and Tract Map. The applicant remained committed to building the original house designed for Lot 6 and proposed combining Lot 6 with Lot 7 so that the originally proposed house design could be placed at a lower elevation and satisfy the intent of the hillside ordinance and development policies applicable at the time. On August 10, 2000, based on staff's recommendation, the Planning Commission approved a Planned District Minor Amendment (PLN2000-00231) allowing for the construction of one home on the proposed combined Lots 6 and 7, totaling 20 acres. To date, neither a building permit has been requested for the development of the single residence nor has the applicant legally combined the Lots 6 and 7, as conditioned.

With the adoption of the Hill Area Initiative of 2002 (Measure T) in November of 2002, several changes to hill area development regulations occurred, including the modification of the "Toe of the Hill" definition and the prohibition of development on slopes of 30% or more. The project site was considered above the Toe of the Hill (TOH) line under the original TOH line adopted based on Measure A (the 1981 Hill Initiative), and remains above the TOH line under Measure T's new definition of the TOH. Thus, the project currently before the Planning Commission for consideration must comply with the regulations of Measure T.

It should be noted, however, that the underlying Planned District and accompanying Planned District Grading Plan and Tract Map accepted and approved by the City as complete in 1996, which approved the legal lot of record in question (Lot 7) for the development of a single family residence, indicated that the lot contained buildable main and ancillary envelopes of less than a 30% slope. Based on the plans recently submitted by the project engineer, the actual slope of the buildable area is 32%. Measure T prohibits development on a slope of 30% or more. However, for the reasons described under the "Measure T" analysis section of this report, the applicant may develop a single family home on this Lot 7 based on Measure T Section 7 (Permitted Uses) and Section 3 (Protection of Legal Rights).

Project Description: The applicant requests a Planned District minor amendment and a Preliminary Grading Plan for the development and use of a 7,376 square foot residence and a 670 square foot detached garage. The architect describes the residence as a "modern house" that is "designed to be singularly unique and architecturally significant", and that the "architecture pulls its design vocabulary from the California Vernacular-Post and Beam and Shingle Style Houses". The architect further states that the design of the residence "attempts to respect neighboring lands and the Hill Area standards, while enhancing the architectural character of Fremont". The applicant's full project description is included.

The design of the residence responds to the topography of the site by stepping the home with the slope of the land. The floor plan of the main residence is terraced. The garage, front porch entry, driveway apron and associated landscape and hardscape improvements, including the detached workshop/garage flanking the front side of the proposed residence to the south, are located on the ground floor. A guest bedroom is proposed directly above the attached garage. The main level consists of the living room, kitchen, nook, dining room, theatre, an outdoor oval patio on the west elevation, patios on the north elevation, and other ancillary rooms for storage and laundry. The upper floor (or bedroom level) consists of the master bedroom and two smaller bedrooms with associated closets and bathrooms. Exterior patios also flank the north (left) and east (rear) sides of the residence. All levels of the proposed residence are accessible via internal stairwells and elevators.

The roofing profile consists of a combination of flat and valley roofs. The roof material is proposed in a matte gray standing seam metal material. The flat portions of the roof are proposed at the oval patio on the main level at the front portion of the residence and at the smaller bedrooms on the upper or bedroom level. The exterior cladding of the residence consists of a variety of materials, which are proposed to further differentiate the components of the building and break up the overall mass of the home. Brick, stone, tongue and groove composition wood siding and smooth cement plaster are proposed as exterior cladding. The cement plaster is treated in two tones of tan colors, "Under Brush" and "Pure Butter". The brick and stone veneers are in earth-tone colors and the composition siding is in a stained redwood color. Door and window frames will be treated in an "Amber" brownish color, and the wood brackets in a deeper "Ophelia" dark brownish color.

Associated landscape and hardscape improvements are also proposed, including patios which extend from the north side of the home to the east or rear side of the home.

PROJECT ANALYSIS:

General Plan Conformance: The existing General Plan land use designation for the project site is Hill Face Open Space. The proposed project is consistent with the existing General Plan land use designation for the project site because the development of one single-family residence is permitted on the subject parcel.

Zoning Regulations: Planned District P-96-8 requires Lots 6 through 9 and 42 of the approved subdivision to conform to the following yard area requirements:

- Front Yard: 35 feet
- Side Yard: 15 feet minimum
- Rear Yard: 40 feet
- Side Street Side Yard: 20 feet
- Architectural projections (eaves, fireplaces, bay windows, and the like) may extend three feet into required yards.
- Yard requirements and the provisions of the Fremont Municipal Code, subject to the review and approval of staff during the Development Organization review process shall govern setbacks not specifically modified in the Planned District.

The proposed project meets all of the above-mentioned setback requirements. In addition, the H-I District requires the building height not to exceed 30 feet. At the highest point of the proposed residence at the main floor (or great room) level, the height of the residence is at 30 feet.

Parking: The Fremont Municipal Code (FMC) requires a minimum of two covered parking spaces per single-family dwelling with four or less bedrooms. The proposed project provides three covered parking spaces for the proposed four-bedroom, single-family residence. Additionally, the motor courtyard provides at least three additional uncovered parking spaces.

Waste Management: This project is subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939), the City's Source Reduction and Recycling Element (1992), the Integrated Waste Management Ordinance (1995), and the Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials. For storage purposes, the garbage and recyclable containers for this residence will be required to be located in an appropriate location and fully screened, subject to review and approval by Development Organization staff.

DESIGN ANALYSIS:

Site Design: The project site is a steeply sloping ten-acre lot with existing ground elevations that vary from 490 feet, along the eastern boundary, to approximately 180 feet, along the western boundary. The proposed project (residence and associated improvements) is located on the western side of the lot, below the 250-foot elevation contour. The terraced floor plan ranges in elevation from the 210-foot natural contour to the 244-foot natural

contour. Based on the plan submitted by the project engineer, the slope of the building footprint averages 32% percent. Whereas development on the site otherwise would be prohibited based on Measure T, which disallows development on a slope of 30% or more, the subject lot was created and accepted by the City prior to the adoption of Measure T. At the time of the approval of the Planned District, a buildable area was indicated for this lot containing a slope of less than 30%. (A further discussion of this issue is set forth below, at Hill Initiative of 2002 (Measure T) Steep Slopes.)

Architecture: In general, the architectural design of the proposed residence is interesting with a uniquely modern appearance. The residence as proposed appropriately steps down the natural terrain with a terraced floor plan that cascades down to the lower portion of the lot. Additionally, the massing of the residence as proposed also is broken up to reduce the otherwise perceived appearance of a large residence, which can also be considered as an appropriate method to reduce the overall visual impact of the project. In recognizing the concerns of staff, the applicant's architect has revised the design of the residence to better achieve compliance with Measure T and the Hill Area Development Policy. Some of the concerns staff raised during the initial review of the project have been addressed. Staff outlines and discusses the previous concerns below.

- *The ancillary structure or detached garage/workshop must be reduced in height. All accessory structures in the Hill Area may not exceed the height of 12 feet, as measured by a plane, which is parallel to the ground as established by the as-built grade (i.e., the approved proposed grade) to the roof ridge or peak.*

Discussion: The architect has redesigned the ancillary detached garage from a two-story structure to a one-story structure, no higher than 12 feet in height. In addition, the detached structure has been designed to be less obtrusive.

- *Portions of the proposed grading plan relating to fill, patio heights, and height of retaining walls do not comply with the Zoning Ordinance standards and Hill Area policies as commented by the Engineering Division. Exterior retaining walls may not exceed a height of three feet.*

Discussion: The project before the Planning Commission has been significantly revised, particularly to meet the limitations relating to fill and height of retaining walls and patios. While the project is not entirely consistent with these standards as further discussed below, the project has been revised to reduce the amount of exterior retaining walls previously needed to make the proposed front entrance accessible. Two internal residential elevators, as well as interior stairwells, are now proposed, resulting in a reduction of the grading proposed.

- *The conceptual landscape plan is generally acceptable. Staff recommends that additional trees common to the area, such as the Coast Live Oak, be proposed closer to the structure, along both sides of the residence. The landscape plan should consist of typical and sustainable plant material and trees.*

Discussion: The revised plans now show four 24-inch box California White Oak trees flanking the south side of the residence.

As noted above, the architect has revised the design and grading plan of the project to be more appropriate for the Hill Area setting. Notwithstanding the uniqueness of the design and appropriate measures taken to break up the massing of the proposed residence, staff believes the project as proposed does not fully meet the spirit and intent of Measure T.

Staff believes that modifications to the project could be made to further comply with the spirit and intent of Measure T, and recommends the Planning Commission direct the applicant to work with staff to reduce the visual impacts of the project to the extent practicable. Staff believes that the project is not designed as unobtrusively as might be feasible. If the Planning Commission agrees, the Planning Commission could direct the applicant to reduce the visual impact through a combination of any or all of the following: (1) reducing the size of the proposed residence; or, (2), revising the site plan; or, (3), revising the configuration of the proposed residence.

In addition, the Planning Commission could direct the applicant to modify some of the proposed project-specific details, as follows:

PLN2004-00214 Irv Alameda Residence Final.doc-CN
July 8, 2004

Irv Alameda Residence
PLN2004-00214
Page 4

1. The undulating parapet and valley roof element over the great room should be reduced in height and modified in profile to allow consistent terracing of the structure's roof form. This would allow the roof element to further cascade down the hill.
2. The wood bracket elements, although used as interesting detail elements, should be reduced in scale and limited in overall projection.
3. Although the design incorporates a variety of materials which add interest, and also help to break up the perceived massing of the structure, such materials proposed should be revisited to ensure consistency with the Hill Area Standards and, particularly, Section 12 of Measure T. Section 12 of Measure T reads, *"In all cases, appropriate landscaping, preservation of landscaping, screening, and building materials shall be required by the City to minimize the visual impact of development...development shall be subordinate to and blend with the natural and open space qualities of the area where located, so as to be unobtrusive as possible, and not to impair those qualities"* [emphasis added]. The wood brackets appear substantial and, although an interesting architectural element, may impede the ability of the proposed project to blend in with the hill area. In addition, the contrasting color treatment of the matte gray metal roof and redwood color composition wood siding, as well as stucco and deeper accent colors around door and window trims, may not blend in well with the Hill Area. The overall color treatment of the residence should be of earth tone colors, with limited contrasting colors.
4. The roof slope over the dormer (or the roof element over the high clerestory windows) above the attached garage at the guesthouse should be redesigned to reduce in scale and glazing.
5. The amount of glazing on the west and south facades of the proposed residence, particularly the clerestory windows at the great room, should be eliminated or substantially reduced to avoid glare caused by the sun during the summer and winter seasons.
6. Portions of the proposed grading plan relating to fill, patio heights, and height of retaining walls do not completely comply with the Hill Area standards (see Engineering discussion). Plans should be revised to be in compliance with these regulations.
7. Under the authority of Measure T, the Planning Commission has the ability to modify building setback standards to the extent practicable in order to better achieve a siting and building design that further minimizes the visual impact of a proposed project. While the project complies with all building setback regulations as governed by the Planned District, i.e., the proposed residence is sited at the lowest elevation possible in compliance with the setback standards (a 35-foot front yard setback), the Planning Commission has the authority to grant an exception when it can substantiate that the granting of the exception would result in a project which would be more consistent with the spirit and intent of Measure T to reduce the overall visual impact of a project to the extent practicable. For example, as part of the Planned District minor amendment, the 35-foot front yard setback could be reduced to allow the project on the subject site to be sited at a lower elevation.

As previously noted, the architect has been working with staff to revise the project to best conform to the Hill Area standards and Measure T. Additional refinement and modifications, however, may be possible to minimize the visual impact of the project. Photomontages were submitted from various vantage points that the architect believes demonstrates that project would not be visible or would only be slightly visible. Different vantage points, though, may result in different visibility impacts. The applicant was also asked to install story poles for viewing, however, they were not installed at the time of the writing of this report. The applicant indicated that the story poles would be installed the week of the hearing.

The Planning Commission is asked to consider these issues and provide the applicant with direction. The Planning Commission could require alternative visual analyses be submitted by the applicant.

Hill Initiative of 2002 (Measure T): The project site is located above the TOH as defined by Measure T and thus must be reviewed for conformity with Measure T performance standards. The following Measure T provisions are recited here as being particularly applicable.

- **Parcel Size:** The initiative establishes a new minimum parcel size of twenty acres for all parcels in the Hill Area within City limits on January 1, 2002. The project is located on a parcel, which was a legal lot of record prior to the adoption of Measure T, and thus is not required to comply with Measure T's minimum lot size requirement.
- **Permitted Use:** A single-family residence, as well as its appropriate ancillary structures (e.g., a detached workshop/garage), is permitted on each legal parcel as well as secondary units to the extent required by State Law. However, all residential development in the "Hill Area" as defined by Measure T is subject to the Site Plan and Architectural Approval process by the Planning Commission.
- **Wetlands and Riparian Corridors:** Measure T does not allow the development of structures within "200 feet from the center of a permanent or intermittent stream bed". Neither is the proposed building site nor is the subject parcel itself located within 200 feet of a riparian corridor.
- **Critical Wildlife Habitat:** Development of the subject site will not impair any critical habitat, designated by the United States Fish and Wildlife Service for preservation of endangered or threatened plant and animal species. The subject site is adjacent to the development of existing single-family homes on its west side and there is no evidence of any endangered or threatened plant and animal species. No trees exist on the project site. The project site mostly consists of grasses commonly found in the Hill Area and some barren land.
- **Steep Slopes:** Under Measure T, no structure or building (e.g., the residence and accessory structures), in whole or in part, may encroach on a slope of thirty percent (30%) or more. Based on the plans provided by the project engineer, except for a very small portion of the lot adjacent to the existing private road, the entire buildable area of the lot exceeds a slope of 30% or more. It is impracticable for any project to be developed on this site consistent with this provision.

Section 7 of Measure T includes as a permitted use 'one single family home on each legal parcel'. The applicant's 10-acre parcel, created in 1996, is a legal lot of record. Therefore, while the applicant may develop a single family home on the applicant's parcel, the City is required to 'permit only that minimum development required by law which is most consistent with the provisions and purposes of [Measure T]' (see Section 3 of Measure T). Thus, the applicant's proposed single family home should still comply with the restrictions and safeguards of Measure T to the greatest extent practicable.

- **Ridgelines and hilltops:** The project-building site is not located on a ridgeline or hilltop, but on the hill face in the Mission San Jose hill area.
- **Development Envelopes:** Measure T requires that all buildings (i.e., any structure having a roof supported by walls or columns) on a parcel "shall be placed within a contiguous 'development envelope' not to exceed two acres." The project complies with this provision.
- **Visual Safeguards:** Measure T states that "to the extent practicable, structures shall be located, including by setbacks from parcel boundaries, on that part of a parcel...that minimizes visibility from public places." Staff believes that the project is not completely consistent with this performance standard. It should be noted that the encroachment into the front yard setback, which would allow the building to be sited at a lower elevation, was not an option provided to the applicant, as this would only be under the authority of the Planning Commission. As previously indicated, the Planning Commission should provide the applicant direction on the necessary modification to the project to reduce its visual impact, as staff believes does not fully meet the intent of this provision.

- **Easements:** Measure T states, "An easement, conveyed to the City or the City's appropriate designee, shall be required for each parcel with respect to which development is permitted...[such] easement shall bar any further development that would not be permitted under this ordinance [Measure T]." It further states, "The easement shall terminate when the parcel is restored substantially to its pre-development condition, so far as the effects of development are concerned." Measure T requires that an easement (that conveys no possessory interest to the City, nor confers any right to public access) be recorded on the subject site, particularly affecting the constrained areas of the site, to ensure conformity with the adopted performance standards. If the parcel is restored to its original condition, such as removal of all structures and grading a site substantially back to its pre-development condition, the easement would be terminated. Should the Planning Commission approve the project, the applicant will be required to comply with this standard, prior to the issuance of a building permit.

Landscaping/Open Space: The project as proposed includes an appropriate conceptual landscape plan. The applicant proposes California White Oak trees on the south side of the proposed residence. A row of California Pepper trees is proposed along the west side of the residence. New Zealand Tea trees are proposed in the north side yard of the residence. A variety of shrubs and groundcover are also proposed.

ENGINEERING ANALYSIS:

Circulation/Access Analysis: The project site, Lot 7 of Tract 6850, is accessed from Clara Terrace, an improved private street, which also provides access to Lots 6, 8 and 9. The site is at the end of Clara Terrace, and the proposed residence driveway extends approximately 135 feet into the site, from the end of Clara Terrace to the proposed detached garage. The driveway width varies between 12 feet at the detached garage, 30 feet in front of the main garage, and sixteen feet at the connection with Clara Terrace. The driveway is proposed to slope up to 20 percent, the maximum permissible in hillside development.

Grading/Topography: The project site is on a sloping ten-acre lot with existing ground elevations that vary from 490 feet, along the eastern boundary, to approximately 180 feet, along the western boundary. The proposed residence is located on the western side of the lot, below the 250-foot elevation contour. The project civil engineer estimates grading to be 930 cubic yards of cut, 280 cubic yards of fill (including 30 cubic yards of shrinkage), for a total grading of 1,210 cubic yards. Because total grading exceeds 1,000 cubic yards, a preliminary grading plan application has been included with the Planned District minor amendment, for Planning Commission review.

- **Retaining Walls:** The development of Tract 6850, and the construction of Clara Terrace, included the installation of retaining walls along the private street right-of-way. The project proposes to remove approximately 130 linear feet of retaining walls, including approximately 40 linear feet of walls on the adjacent property (Lot 8). The off-site work must be authorized by the adjacent property owner, prior to issuance of a building, grading, or demolition permit (adjoining Lot 6 also currently owned by the applicant).

According to the project civil engineer, the project proposes the installation of approximately 890 linear feet of exterior retaining walls (walls not integral to the residence or detached garage). The majority of these walls serve one of two purposes. The walls along both sides of the driveway are being used "flatten" out the existing slope in order to provide driveway access to the garages. The other walls, which surround the house, are used to create flat patio areas and walkways, as well as provide sufficient pocket areas for glazing.

The majority of walls are 3 feet or less in height, which is required by condition A-13 of Planned District P-96-8. However there are some walls that exceed this height requirement. Portions of the walls supporting the patio outside the master bedroom and the walkway east of bedrooms 2 and 3 are taller than 3 feet, but shorter than 4 feet. The patio in the southern corner of the residence is partially cantilevered, but is also supported by a retaining wall and fill, which is 4.5 feet tall. The applicant is requesting Planning Commission approve the design as proposed, including the retaining walls that exceed 3 feet in height.

In addition to the retaining walls, the project proposes some graded slopes west of the residence. The graded slope north of the garage is required due to the removal of the existing retaining walls. The project proposes to fill

in this area, between the removed wall and the proposed wall along the driveway. There is also a proposed graded slope south of the entry hall. The grading shown in this area, for the most part, is not required. The project civil engineer and project architect should be directed by the Planning Commission to work with staff to reduce grading shown south of the entry hall.

According to the original Planned District (P-96-8), a building site and auxiliary building site were identified on Lot 7. As verified by the project civil engineer, the entire building site is located on slopes exceeding 30 percent, except for a small portion of the lot at the end of Clara Terrace. Pursuant to Measure T and to the (H-I) Hillside Combining District (and the development policy for the Hill Area), lands having slopes in excess of thirty percent are constrained. The discussion of this project's construction over slopes in excess of 30% is discussed, above, at Hill Initiative of 2002 (Measure T) Steep Slopes.

Drainage: The drainage facility serving this site is an existing concrete v-ditch that directs surface runoff to a private storm drain easement. The private storm drain connects to the public storm drain in Lucy Court, to the south. The project civil engineer has proposed a drainage system consisting of a concrete v-ditch on the hillside above the house, a series of field inlets, and storm drain pipes which all discharge to the existing concrete v-ditch. Additionally, the design proposes the removal of approximately 100 feet of existing concrete v-ditch above Lot 9. Prior to issuance of building permits, the project civil engineer shall demonstrate that the existing concrete v-ditch can accommodate the concentrated flow being introduced by the proposed storm drain system. The storm drain design shall be subject to staff review and approval during Development Organization.

Urban Runoff Clean Water Program: The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Regional Water Quality Control Board.

Geologic Hazards: The site has been identified as an area of potential for both earthquake-induced landslides and liquefaction on the preliminary Seismic Hazard Zones, Niles Quadrangle map, released by the State Geologist on April 19, 2004. It is anticipated that said map would become official on or soon after October 19, 2004. The proposed project would be subject to the provisions of the Seismic Hazard Mapping Act, which would require a site-specific seismic hazard investigation to be completed by the applicant, approved by the City, and filed with the State Geologist. The applicant is responsible for all fees incurred during the review and approval of the seismic hazard report (including peer review fees).

ENVIRONMENTAL ANALYSIS: A Mitigated Negative Declaration (EIA-96-65) has been previously prepared and adopted for the Planned District subdivision, which includes the anticipated development of this lot.

Response from Agencies and Organizations: No comments for this project have been received to date.

Development Impact Fees: This project will be subject to Citywide Development Impact Fees. These fees include fees for fire protection, park facilities, capital facilities, and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Exhibits: Exhibit "A" (Site Plan, Site Plan, Grading Plan, Landscape Plan, Floor Plan, Architectural Elevations, Conceptual Landscape Plan)

Exhibit "B" (Color and Material Board)

Enclosures: Exhibit "A" (Site Plan, Site Plan, Grading Plan, Landscape Plan, Floor Plan, Architectural Elevations, Conceptual Landscape Plan)

Informational: Info "1" (Architect's Design Statement)
Info "2" (Applicant's Visual Analysis)

Recommended Actions:

1. Hold public hearing.
2. Provide direction to applicant.

This is a topographic map of a region in the Horse Ridge area. The map features a shaded polygon in the center, representing a specific land parcel. The terrain is depicted with contour lines and a grid of dots. Key labels include 'Horse Ridge' and 'Horse Ridge Trail' in the upper right, and 'Horse Ridge Trail' and 'Horse Ridge' in the lower right. A road labeled 'Horse Ridge Trail' runs diagonally across the map. The map also shows a grid of dots and a series of small, irregular shapes along the left edge, possibly representing a river or a boundary. The map is oriented with North at the top.